012.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,500 / 955,500
					USE VALUE:	955,500 / 955,500
					ASSESSED:	955,500 / 955,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		ELIOT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACPHEE ROBERT J
Owner 2:	
Owner 3:	
Street 1:	59 ELIOT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2189 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7046.000	418,800		536,700	955,500
Total Card	0.162	418,800		536,700	955,500
Total Parcel	0.162	418,800		536,700	955,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.50 /Parcel: 436.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9555

GIS Ref

GIS Ref

Insp Date 11/09/17

!1197!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	418,800	0	7,046.	536,700	955,500		Year end	12/23/2021
2021	101	FV	406,800	0	7,046.	536,700	943,500		Year End Roll	12/10/2020
2020	101	FV	406,800	0	7,046.	536,700	943,500	943,500	Year End Roll	12/18/2019
2019	101	FV	294,800	0	7,046.	694,500	989,300	989,300	Year End Roll	1/3/2019
2018	101	FV	293,900	0	7,046.	442,000	735,900	735,900	Year End Roll	12/20/2017
2017	101	FV	293,900	0	7,046.	404,100	698,000	698,000	Year End Roll	1/3/2017
2016	101	FV	293,900	0	7,046.	328,300	622,200	622,200	Year End	1/4/2016
2015	101	FV	282,100	0	7,046.	328,300	610,400	610,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:40:02

LAST REV

Date	Time
01/24/18	15:09:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1197

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY WILLIAM	1261-193		12/10/2002		550,000	No	No		
	679-66		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	9555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2007	306	Siding	8,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2017	Meas/Inspect	BS	Barbara S
1/31/2009	Meas/Inspect	372	PATRIOT
5/4/2006	Inspected	BR	B Rossignol
10/20/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
9/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7046		Sq. Ft.	Site		0	85.	0.90	2									536,671						536,700	

Total AC/HA:	0.16175	Total SF/SM:	7046	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	536,671	Spl Credit		Total:	536,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.22408414
Const Adj.:	1.00041723
Adj $ / SQ:	171.443
Other Features:	84518
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514488
Depreciation:	95695
Depreciated Total:	418793

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

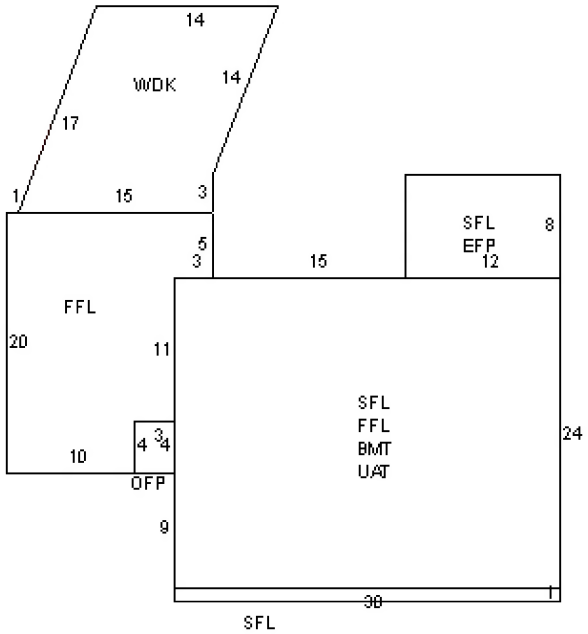
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	188.59
Special Features:	0	Val/Su Net:	136.77
Final Total:	418800	Val/Su SzAd	228.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	983	171.440	168,529
SFL	Second Floor	846	171.440	145,041
BMT	Basement	720	68.150	49,067
WDK	Deck	225	10.450	2,351
UAT	Upper Attic	180	68.580	12,344
EFP	Enclos Porch	96	55.610	5,338
OFP	Open Porch	12	44.020	528

	Net Sketched Area:	3,062		Total:	383,198
Size Ad	1829	Gross Area	3602	FinArea	2189

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

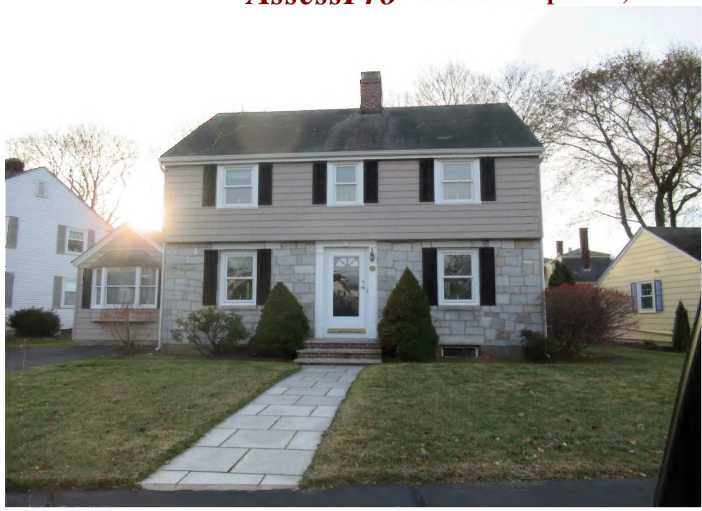
SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X15	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc